

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	Historic Residence - 714 Figueroa Street
PROPOSAL:	Nomination for listing on the City of Folsom Cultural Resources Inventory
RECOMMENDATION:	Determine the resource eligible for listing
APPLICANT:	The Heritage Preservation League of Folsom (nomination form prepared by Tory Swim)
OWNER:	David and Suzanne Bold
LOCATION:	Located on the north side of Figueroa Street at 714 Figueroa Street
ASSESSOR'S PARCEL NO.:	070-0105-021
ZONING:	The Figueroa Subarea/Two-Family Residence District (FIG/R-2)
GENERAL PLAN DESIGNATION:	Multi-Family Low Density (MLD)
ADJACENT LAND USES AND ZONING:	North: Alley and commercial development; SUTR/H-D South: Figueroa Street and single-family residential development; FIG/R-2 East: Single-family residential development; FIG/R-2 West: Single-family residential development; FIG/R-2
SITE CHARACTERISTICS:	The residence at 714 Figueroa Street is located on a standard Theodore Judah lot (50' x 140'). A 15-foot front building setback has been observed and the front yard area is level
FUTURE ACTION:	Add the nomination package to the City of Folsom Cultural Resources Inventory that is available to the public at the planning counter
APPLICABLE REGULATION:	The Historic Preservation Master Plan approved by Folsom City Council on November 24, 1998
ENVIRONMENTAL DOCUMENTATION:	The project is exempt from the provisions of the California Environmental Quality Act pursuant to California Code of Regulation Title 14, Section 15061 (Review of exemption).

ATTACHED REFERENCE

MATERIAL:

1. Assessors Parcel Map
2. Nomination Package
3. Sanford Insurance Maps from 1899, 1910 and 1925
4. Rumsey Insurance Map from 1904
5. Front Façade Remodel – Approved by the Historical Area Architectural Review Commission on March 18, 1998

PROJECT PLANNER:

Lisbet Gullone, Associate Planner

BACKGROUND

The Cultural Resource Inventory

On November 5, 1998, the Folsom City Council approved the ‘Historic Preservation Master Plan.’ This document established goals and objectives for historic preservation within the City of Folsom, identified a process for the listing of locally significant historic sites and structures, and authorized the Historic District Commission to determine the eligibility of sites nominated for listing.

Ownership History

The residence at 714 Figueroa Street was most likely constructed in the early 1860s for Benjamin Franklin Bates. At this time the residential property extended to Wool Street. Mr. Bates moved to Folsom in 1855 and worked as a dentist in Sacramento before he opened an office in Folsom. In 1872 his Folsom office was located at the corner of Wool and Sutter Street (at the time called the McNamee’s Brick Building). He appears to have relocated his office to the 714 Figueroa Street property between 1873 and 1891. The dental office was installed in an ancillary building in the northwest part of the property (later sold individually as 916 Figueroa Street). As a part of his community activities, Mr. Bates was a member of the Masonic Order and the Natoma Lodge, No. 64.

During the 1920s the two-lot residential property was purchased by William Rumsey, who first operated a hardware store and later a general store on Sutter Street. Mr. Rumsey lived in the home until his death in 1973. The home continued to be occupied by his son, Clem Rumsey until 1988.

NOMINATION

The Community Development Department has received a request for the listing of the historic residence at 714 Figueroa Street as a locally significant historical property. The submitted registration form was prepared by Tory Swim on behalf of the Heritage Preservation League of Folsom. Historic information regarding the property was obtained from local residents and historians, City and County records and the Folsom History Museum. The property has not previously been considered for historic listing.

Property History

When the residence at 714 Figueroa Street was constructed in the early 1860s, the wood materials (framing and siding) were purchased from Maine. Between 1899 and 1948, the Sanford Insurance Maps show no changes to the building footprint. In the 1980s the home was damaged by fire, but the original building frame could be salvaged. Around the same time, the property owner added a kitchen and a bedroom along the rear façade of the residence. More recent building modifications include the addition of a storage space above the second story front balcony and the replacement of the porch columns in 1998 (see Attachment 5). The current property owners, David and Suzanne Bold have added a rear porch and landscape improvements.

A guest house/second unit was built along the rear alley in the 1930s. An old shed behind the main residence served as a doghouse during the 1950s when Bill Rumsey occupied the property. The carriage house at the northwest corner of the original two-lot property is currently incorporated with 916 Figueroa Street.

Building Description

The design style of the two-story building at 714 Figueroa Street is 'Folk National'. The front façade is dominated by a porch and balcony that covers the width of the building. Four columns define the outdoor living space and support the gabled storage area over the second-story balcony. The roof pitch is moderate and double-hung windows with divided panels and wood frames are located along the south and west facades. A French door provides access to the balcony. The exterior building materials include lap siding and composition shingles.

CRITERIA FOR LISTING AND RESOURCE INTEGRITY

The Historic Preservation Master Plan specifies the following review criteria regarding the listing of a site or structure in the City's Cultural Resources Inventory:

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
- Property is associated with the lives of persons significant in our past.
- Property embodies distinctive characteristics of a type, period, region, construction method, or represents the work of a creative individual.
- Property has yielded, or is likely to yield, information important in Folsom's prehistory or history.

In order to qualify for the Cultural Resources Inventory, a property must meet one of the four listed criteria. As demonstrated by the information provided in the nomination package, the residential property at 714 Figueroa Street meets two of the criteria for listing, as established by the Historic Preservation Master Plan (associated the lives of people significant in our past and embodies distinctive characteristics of a type, period, region, construction method, or represents the work of a creative individual).

The Master Plan includes guidelines for the assessment of potential resources. The integrity of a resource can be determined by evaluating: location, design, setting, materials, workmanship, feeling and association. In order to qualify for the Cultural Resources Inventory, a resource must have at least two types of integrity. The nominated residential property incorporates all the aspects of integrity that are identified in the Historic Preservation Master Plan.

STAFF COMMENTS

When the front façade was remodeled in 1998, the property owner maintained a pre-1910 design style. The property is therefore consistent with the recommended building design for the Figueroa Subarea.

Mature trees, and shrubs around the residence contribute to the overall impression of the historic property. Roses and a picket fence have recently been added along the front property boundary.

ENVIRONMENTAL REVIEW

The project is exempt from the provisions of the California Environmental Quality Act pursuant to California Code of Regulation Title 14, Section 15061 (Review of Exemption), as it can be said with certainty that the project will not have a significant effect on the environment.

STAFF RECOMMENDATION

Staff recommends that the Historic District Commission determine the historic residence at 714 Figueroa Street eligible for listing on the City of Folsom Cultural Resource Inventory with findings.

HISTORIC DISTRICT COMMISSION ACTION

MOVE TO DETERMINE THE HISTORIC RESIDENCE AT 714 FIGUEROA STREET ELIGIBLE FOR LISTING ON THE CITY OF FOLSOM CULTURAL RESOURCE INVENTORY WITH THE FOLLOWING FINDINGS:

GENERAL FINDINGS

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY THE CITY OF FOLSOM HISTORIC PRESERVATION MASTER PLAN.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE.
- C. THE PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CALIFORNIA CODE OF REGULATION TITLE 14, SECTION 15061 (REVIEW OF EXEMPTION).

ELIGIBILITY FINDINGS

- D. THE PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- E. THE PROPERTY EMBODIES DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, REGION, CONSTRUCTION METHOD, OR REPRESENTS THE WORK OF A CREATIVE INDIVIDUAL.
- F. THE INTEGRITY OF THE RESOURCE IN REGARDS TO LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING AND ASSOCIATION HAS BEEN PRESERVED.

HISTORIC PRESERVATION FINDING

- G. THE HISTORIC RESIDENCE AT 714 FIGUEROA STREET IS PROTECTED BY THE FOLSOM MUNICIPAL CODE AND THE DESIGN STANDARDS FOR THE FIGUEROA SUBAREA OF THE HISTORIC RESIDENTIAL SUBAREA IN THE FOLSOM HISTORIC DISTRICT.



714 Figueroa St